



# PLANNING COMMISSION WORKSHOP

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 30, 2022 at 6:00 PM

---

## MINUTES

### CALL TO ORDER

Meeting called to order at 6:00 p.m.

#### PRESENT

Commissioner Robin McGhee-Frazier  
Chairman Connor Salisbury  
Commissioner Nick Ross  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Douglas Polen, Development Director

#### ABSENT

Commissioner Roscoe Haynes  
Commissioner Chris Kondakor  
Commissioner Drew Ensor

### WORKSHOP

1. Moncks Corner 2022 Comprehensive Plan Workshop - Mark Brodeur, BCDCOG

Mr. Polen introduced Mark Brodeur and Wyatt Stitely from the BCDCOG.

Mr. Brodeur explained the Guiding Principles, Goals, and Objectives matrix. The Commissioners read over the matrix and discussed the various listings.

The Commission mentioned that they want to see more affordable/workforce housing. Mr. Brodeur explained the concept of inclusionary housing. He stated that the Comprehensive Plan is the enabling legislation that directs the Zoning Ordinance. By putting language like "ensure the availability of adequate and affordable housing" in the Comprehensive Plan, it enables amendments to the Zoning Ordinance that directly require that availability.

Mr. Salisbury asked what happens if the Comprehensive Plan doesn't support a rezoning. Mr. Brodeur responded that the Future Land Use Map should be changed along with the Zoning Ordinance so that they are in sync with one another.

Ms. Cruppenink stated that the Town needs more restaurants, but there aren't enough employees for them and that residents don't support them.

Further discussion on the future of the Town was discussed, but no other specific principles, goals or objectives were highlighted.

### MOVE TO ADJOURN

Meeting adjourned at 7:25 p.m.

*In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.*